



BUILDING DIVISION

Residential Swimming Pools and Spas

Community Development Department
408 N. Spokane St. – Post Falls, ID 83854
Phone: (208)773-8708 Fax: (208)773-2505
www.postfallsidaho.org

A Building Permit is required to construct, enlarge, alter, repair, move or demolish all in-ground and above-ground or on-ground pools and spas. This includes all outdoor and indoor pools, spas or hot tubs.

Exception: Prefabricated swimming pools or spas that are not greater than four (4) feet deep. [IDAPA 24.39.30, Section 004.02.c]

Separate Electrical, Mechanical and Plumbing Permits are required to erect, install, enlarge, alter, repair, remove, convert or replace any such system regardless if the pool or spa is exempted from requiring a Building Permit.

Barriers – A permanent barrier is required to completely surround all pools and spas that are not exempted from a Building Permit. Permanent shall mean not being able to be removed, lifted or relocated without the use of a tool.

Exception: Spas or hot tubs equipped with a lockable safety cover complying with ASTM F 1346, and pools equipped with a powered safety cover that complies with ASTM F 1346.

For full barrier requirements see 2018 ISPSC, Section 305

Barrier requirements are, but not limited to:

1. Top of barrier must not be less than 48 inches above grade.
2. Openings in the barrier must not allow passage of a 4-inch-diameter sphere.
3. There must be a clear zone of not less than 36 inches between the barrier and any permanent equipment or structures that can be used to climb the barrier.
4. The pool or spa side of the barrier must not be less than 20 inches from the water's edge.
5. Access gates must open outward away from the pool/spa, be self-closing, and have a self-latching device. Where the release mechanism is located less than 54 inches from grade, it must comply with both of the following:
 - a) Must be located on the pool side of the gate at least 3 inches below the top of the gate.
 - b) The gate and barrier must not have any opening larger than ½ inch within 18 inches of the release mechanism.
6. Where a wall of a dwelling serves as part of the barrier, and where doors or windows provide direct access to the pool or spa, one of the following conditions must be met:
 - a) Equipped with a safety cover listed and labeled in accordance with ASTM F 1346.
 - b) Doors and windows with a sill height less than 48 inches, with direct access to the pool through that wall must be equipped with an alarm listed and labeled in accordance with UL 2017, which produces an audible warning when the window/door and/or its screen, is opened. The deactivation switch(es) must be located at least 54 inches above the finished floor.
 - c) Other means of protection, such as self-closing doors with self-latching devices, (and which are approved by the Building Official), shall be acceptable so long as the degree of protection is not less than the protection provided by the above items. Documentation of the alternate device(s) must be provided to the City Building Division for a determination of acceptability.
7. Where an above-ground pool wall is used as a barrier or where the barrier is mounted on top of the pool structure and the means of access is a ladder or step, the ladder or steps shall be capable of being secured, locked or removed to prevent access or they must be surrounded by a barrier that meets all code requirements.

The City of Post Falls recommends that the barrier requirements also be used for pools, spas, and hot tubs that do not require a building permit for the reason of health and life safety of neighborhood children. You may also want to contact your insurance agent.

Residential Pool and Spa Building Permit Submittal Requirements

Permits may be submitted digitally online at https://energov.postfallsidaho.org/EnerGov_Prod/SelfService or in person at Post Falls City Hall, Community Development Department, with paper plans. Minimum size of paper plans is 8.5" x 11", or large enough to reasonably decipher details and notes to read details and notes. One copy of all plans and documents is required.

☐ **Building Permit Application** (Required for all submittals)

* A separate application and permit is required for any electrical, mechanical or plumbing work.

☐ **Site Plan** (Required for all submittals) – Show entire property, location of proposed pool and/or spa and all existing structures. Provide dimensions of pool/spa and distance to existing structures and property lines. Show barrier locations on plan.

☐ **Barrier Details** (Required for all submittals) – Provide details of barrier construction to determine compliance with 2018 ISPSC barrier requirements. Show height, clearances, openings, and gate details.

* If using a cover, provide manufacturer's specifications to determine compliance with accepted ASTM standards.

** If using alarms on doors or windows, provide manufacturer's specifications and UL Listing.

*** For alternate approval, provide written request addressed to the Building Official and manufacturer's specifications of proposed material/hardware.

☐ **In-Ground Pools and Spas**

☐ **Gunite, Concrete, Site Built**

- Structural engineered plans and calculations sealed by an Idaho Licensed Engineer. Plans must include all construction details.

☐ **Vinyl, Fiberglass**

- Provide manufacturer's specifications and testing report from an accredited agency to show compliance with 2018 IBC (ie. ES-Report) or structural engineered plans and calculations sealed by an Idaho licensed engineer.

☐ **Above-Ground or On-Ground Pools and Spas**

- ☐ Provide manufacturer's specifications for pool or spa, and means of access.

☐ **Decks, Landings and Stairs** - Provide all construction details for Decks/landings/stairs that meet one or more of the qualifications below: (see Residential Deck handout for additional submittal requirements).

- exceeding 200 sq. ft. in area
- exceeding 30 inches in height
- Structurally attached to pool, wall, or any other structure

**Note: For any decks/landing/stairs used to access a pool or spa that does not exceed the area or height dimensions above, it is still required to provide enough details sufficient to determine barrier requirements are met.

☐ **Floodplain** – If any part of the pool, barrier or associated equipment will be located in the flood plain as designated by FEMA, a Flood Plain Development permit and Elevation Certificate may be required. Please contact Post Falls Planning Department at (208) 773-8708 for more information.